



## Appendix A: Neighborhood Plans



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As neighborhood plans are approved, they will be added to this Appendix of the Comprehensive Plan.

**McGaw Park Neighborhood Plan:** Adopted June 9, 2009. The actual document is available at Fitchburg City Hall and on the City's Website at <[www.fitchburgwi.gov/385/McGaw-Park-Neighborhood](http://www.fitchburgwi.gov/385/McGaw-Park-Neighborhood)>.

**Southdale Neighborhood Plan:** Adopted September 22, 2009. The actual document is available at Fitchburg City Hall and on the City's Website at <[www.fitchburgwi.gov/429/Southdale-Neighborhood-Plan](http://www.fitchburgwi.gov/429/Southdale-Neighborhood-Plan)>.

**Northeast Neighborhood Plan:** Adopted April 27, 2010. The actual document is available at Fitchburg City Hall and on the City's Website at <[www.fitchburgwi.gov/404/Northeast-Neighborhood-Plan](http://www.fitchburgwi.gov/404/Northeast-Neighborhood-Plan)>.

**Arrowhead Redevelopment Plan:** Adopted January 10, 2012. The actual document is available at Fitchburg City Hall and on the City's Website at <[www.fitchburgwi.gov/319/Arrowhead-Redevelopment-Plan](http://www.fitchburgwi.gov/319/Arrowhead-Redevelopment-Plan)>.

**North Stoner Prairie Neighborhood Plan:** Adopted November 26, 2013. The actual document is available at Fitchburg City Hall and on the City's Website at <[www.fitchburgwi.gov/468/North-Stoner-Prairie-Neighborhood-Plan](http://www.fitchburgwi.gov/468/North-Stoner-Prairie-Neighborhood-Plan)>.

**Anton Drive Redevelopment Plan:** Adopted March 28, 2017. The actual document is available at Fitchburg City Hall and on the City's Website at <[www.fitchburgwi.gov/2361/Anton-Drive-Planning-Study](http://www.fitchburgwi.gov/2361/Anton-Drive-Planning-Study)>.



## Appendix B: Rural Residential Development Criteria



### Introduction

The Rural Residential Development Criteria sets a policy standard for siting new developments, except those replacing existing developments, located outside of the urban service area. The purpose of the criteria is to manage rural residential development in a manner that is appropriate in regard to community standards, preservation of agricultural land and limiting sprawl which are policy guidelines within the Comprehensive Plan. A landowner has a potential development claim for every contiguous 35 acres under control of common ownership whether or not separated by streets, highways, or railroad rights-of-way, utilizing 1979 as the base year. A Lot currently described by CSM recorded before 1979 may be rounded to the nearest whole number to determine potential development claim(s). To utilize the number of potential claims, landowners outside the Future Urban Development Boundary (Figure 4-7) are permitted to use up to two of their claims, as of March 24, 2009 to construct a new house as long as it is sited in accordance with the rural residential criteria and developed in accord with City policies. Landowners that have more than two potential claims would be required to utilize those excess claims through a cluster program.

Landowners inside the Future Urban Development Boundary are permitted to use one of their claims, as of March 24, 2009 to construct a new house as long as it is sited in accordance with the rural residential criteria and developed in accord with City policies. Landowners inside the Future Urban Development Boundary that have more than one potential claim would be required to utilize those excess claims through a cluster program. The land shall be deed restricted to not allow for more than one dwelling use or non-farm use for every 35 acres.

Existing developments (still standing or torn down less than one year from the demolition permit) in the rural area may be replaced by a new development and are not subjected to the use of a potential claim. The new developments are to be located in the same footprint or adjacent, not to affect woodland cover, heritage trees and existing farming practices. The existing development is to be torn down after a specified length of time per the occupancy permit. Existing zoning standards and other provisions need to be followed.

### Retiring of Claims

There are a number of ways that potential claims could become retired:

1. For each new rural residence lot that is created for a development under the Rural Residential Development Criteria, one claim is retired.
2. Land divisions may split a 35 acre potential claim, resulting in the loss of a potential claim.
  - a. Example: 120 acres = 3 potential claims;
  - b. Property is split between two owners 60 acres each
  - c. Each owner gets 1 potential claim for 60 acres each. The original third potential claim is retired.
3. Land that is brought into the urban service area will be subtracted from landowner's total acres. This reduction in acres may result in a loss of potential claims.



City reserves the right to use its zoning and land division authority in a manner it deems most appropriate.



# CITY OF FITCHBURG

## RURAL RESIDENTIAL DEVELOPMENT CRITERIA

Applicant: \_\_\_\_\_

Property ID: \_\_\_\_\_

### Required Criteria

*Applicants must meet the five required criteria.*

#### A. Compatibility with Adjacent Farm Operations

Owner shall sign and record, at the Register of Deeds office, a “right to farm” statement indemnifying all neighboring farm operations as either on the deed or as a separately recorded document.

#### B. Environmentally Sensitive Areas

Building site must be outside of the defined wetland, floodplain and drainageway or environmental corridor.

#### C. Lot Shape

Depth/width ratio up to 2:1.

- Lot dimensions are defined as the average measurements from front to rear and side to side lot lines. Where the lot is irregular, several measurements are averaged including the measurement of each lot line and a measurement down the centerline between the lot lines.

#### D. Woodland Cover

A Forestry Management Plan, approved by the City Forester, is required for improvements placed on wooded or partially wooded sites.

- Improvements are sited to have a minimal disruption to significant tree(s), and/or the critical root radius of significant tree(s).

#### E. Heritage Tree Protection

Heritage trees and their critical root radius shall be fully protected and remain undisturbed by establishing a protected root zone.

### **Additional Criteria which may be Waived**

*Applicants are required to comply with these four criteria, with the Plan Commission being the final arbitrator to waive said criteria with additional requirements.*

#### **A. History of Tillage**

Improvements should be located on land with no history of tillage.

- Locating a house on a lot with no history of tillage and meeting the required criteria is the first priority.
- If an applicant cannot meet the above requirement on their property, a lot with history of tillage may be considered. The proposed improvements on a lot with history of tillage must be at the edge of a field along an existing fence line or woodlot, not to disrupt farming practices.

#### **B. Residential Infill**

House should be located within 300 feet from a residential building.

#### **C. Lot Size**

Lot should be 1.5 acres or less.

- If the lot size of 1.5 acres or less is to be waived, complete site plans of all proposed building footprints are to be submitted. The house site of up to 1.5 acres must be sited such that remaining land can be reasonably farmed.

#### **D. Erosion Potential**

Lot slope is to be 12% or less.

- Earth houses or other houses using a slope over 12% as an energy resource may be granted by the Plan Commission. Complete site plans of the proposed house must be submitted.

### Definitions

#### **Improvements**

Defined as house, structures, and/or site improvements.

#### **Critical Root Radius (CRR)**

The area of undisturbed soil around a tree, especially forest grown or columnar trees, that includes 90-95% of the tree's roots and is more accurate than the dripline method for determining the Protected Root Zone. The formula for determining the CRR is 1.5 feet of radius for each inch of DBH. For example: a 10 inch tree has a CRR of 15 feet ( $10 \times 1.5 = 15$ ).

#### **Forest Management Plan**

The practical application of scientific, economic, and social principles to the administration and working of a forest for specified objectives. For sites on which there shall be construction activities, the Forest Management Plan shall include Tree Protection Plan component.

#### **Heritage Tree**

Trees that, because of their age, size, type, historical association or horticultural value, are of special importance to the City. Each candidate tree is assessed by a certified arborist and evaluated by a review committee. Upon recommendation of the Parks, Recreation, and Forestry Commission, the City Council may designate a tree as a Heritage Tree provided the tree's health, aerial space, and open ground area for the root system have been certified as sufficient.

#### **Partially Wooded**

Sites that have greater than 50% tree canopy coverage are considered woodland or forest. Anything less than 50% tree canopy coverage would be considered partially wooded or oak savanna if the site consists primarily of oaks.

The site would be considered prairie if the understory herbaceous plants are undisturbed or restored native prairie plants and the oak canopy tree coverage is 10% or less.

These upper and lower limits are only approximate.

#### **Protected Root Zone**

An area surrounding a tree which should be isolated with a fence to restrict access and to avoid damage during construction activities. It includes the Critical Root Radius in which 90-95% of a tree's root system is found.

#### **Significant Tree**

Any living tree that displays superior quality and characteristics when compared to trees of the same species or other trees in the vicinity of the woodlot. For the purpose of this ordinance, a significant tree can be dominant, co-dominant, or overtopped in the tree canopy, have a DBH of greater than or equal to 6 inches, and display good form and characteristics.



### **Site assessment**

A preliminary survey of the woodlot to determine its condition by taking sample inventories, determining the species, DBH and location, and overall general health; determining the level of pervasiveness of invasives and the presence of native animal species.

### **Site Disturbance**

Grading, placement of structures, or site improvements which alter the existing or natural state of the land prior to the placement or work on such improvements. The disturbed area is that which is graded, disrupted, mined, or see site, structure or building improvements. A discrete event, either natural or human-induced, that causes a change in the existing condition of an ecological system.

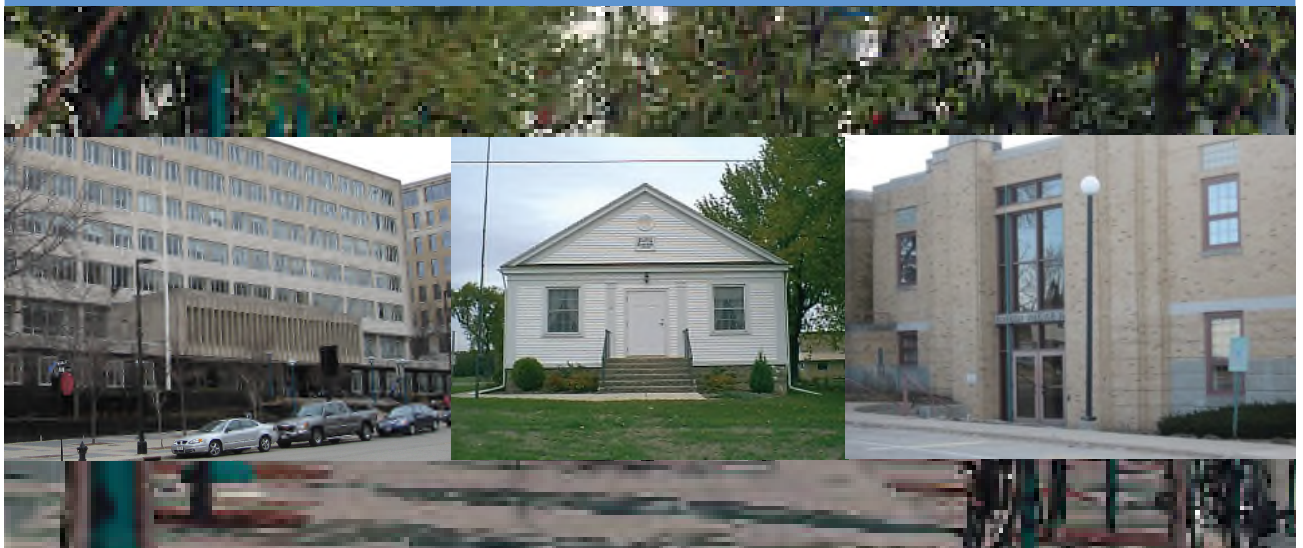
### **Tree Protection Plan**

A Forestry Management plan conducted by a certified forester or arborist that identifies trees that are to be protected or removed during construction. It is based on a tree survey or inventory that includes a list of significant species, their diameters at breast height, location and relative health.

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## Appendix C: Intergovernmental Agreements



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The Cooperative Plan and intergovernmental agreements between the City of Fitchburg, the City of Madison, and the Town of Madison are hereby incorporated by reference as part of the Appendix C. These actual documents are available at Fitchburg City Hall and on the City's website at <[www.city.fitchburg.wi.us/planning\\_zoning/plan\\_studies.php](http://www.city.fitchburg.wi.us/planning_zoning/plan_studies.php)>.



## COMMUNITY SURVEY

The City of Fitchburg has begun the construction of a new Comprehensive Plan that will guide the City's development through 2030. Thus far, the City has held seven public meetings to develop the Comprehensive Plan with the help of our citizens. To ensure that the public input we have received is representative of the entire community, we have prepared this survey for the spring city newsletter. The survey questions are based on public input received at the seven public meetings. Please take some time to fill out this survey, check the box that you feel is the best response, and return to City Hall using the attached pre-addressed, postage paid envelope.

I am a Fitchburg:

Resident - Homeowner ☐

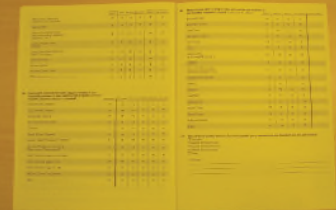
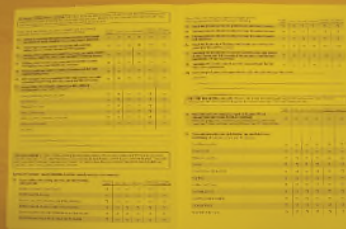
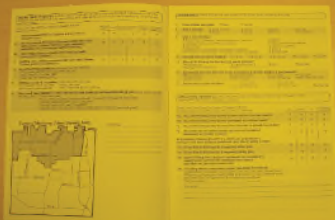
Resident - Renter ☐

Business Owner ☐

Other: \_\_\_\_\_

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Answer
1. The Comprehensive Plan should include provisions for preserving productive farm land:						
Other:						
2. The Comprehensive Plan should include provisions for preserving the history of Fitchburg:						
Other:						
3. The Comprehensive Plan should include provisions for preserving unique natural areas and open spaces:						
Other:						
4. The Comprehensive Plan should emphasize a rate and amount of development that is less than what has occurred in the past:						
Other:						
5. The shopping opportunities within Fitchburg should emphasize local shopping opportunities over becoming a regional shopping hub:						
Other:						
6. The employment opportunities within Fitchburg should emphasize office & research businesses over manufacturing & warehouse distribution businesses:						
Other:						
7. The housing mix for Fitchburg should emphasize ownership over rental properties:						
Other:						
8. The housing mix for Fitchburg should emphasize single-family over multi-family housing:						
Other:						
9. The housing mix for Fitchburg should emphasize affordable and moderately price housing rather than upscale and luxury housing:						
Other:						

## Appendix D: Comprehensive Plan Survey



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Between September and December of 2005 the citizens and business community in Fitchburg, Wisconsin received surveys from the city that requested their input on land use issues. Key findings of this survey include:

- There are relatively few significant differences of opinion between the statistical sample of residents, the general population of Fitchburg residents, and the business community.
- Residents are very supportive of policies that would maintain open- or green-space between Fitchburg and neighboring municipalities.
- They would, generally, prefer to see a mix of housing types that tilt in favor of single family homes.
- Citizens would also like to see a balance between the development of dwelling units and jobs (rather than emphasizing either dwellings or jobs alone).
- Such development as occurs in Fitchburg should, in the opinion of its citizens occur in areas adjacent to areas that have already been developed and include redevelopment of existing urbanized areas. This suggests a preference for a compact development pattern.
- Citizens, in general, are supportive of production agriculture (at least in part to preserve open space) and would like to see landowners who preserve open space receive compensation from either Fitchburg or developers for their efforts.
- Farmers, in contrast, do not appear to be supportive of regulations that might impinge on their land use decisions, even if compensation is available to pay for their loss of development rights. Further efforts to understand their skepticism toward a purchase or transfer of development rights program are needed.
- Respondents' top pick for style of economic development was mixed use with multiple transit alternatives available.
- Substantial majorities also favor retail and commercial developments that meet the needs of Fitchburg residents, promoting tourism, encouraging infill and redevelopment, and higher density business development.
- By a wide margin, citizens in Fitchburg favor an economic development strategy based on research and high technology.
- With respect to housing in Fitchburg, there appears to be a fairly strong preference for single-family housing. This preference comes through in a variety of ways: a strong preference for owner-occupied single family homes, allowing a variety of lot sizes for single-family homes, explicit preferences for single- versus multi-family dwellings, etc.

## Appendix D: Comprehensive Plan Survey

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- Substantial proportions of the citizens of Fitchburg don't have enough information to decide if there are adequate supplies of housing for seniors and those with disabilities.
- Nearly 40 percent of Fitchburg residents report using city park facilities several times a week or on a daily basis.
- The new park facility/amenity identified as the top priority by the largest number of people is a dog park.
- Increasing the number of nature paths and natural area preserves is supported by more than 80 percent of respondents.
- Festivals and community concerts are the two recreational activities in which the highest percentage of Fitchburg residents report participating.
- Within families with children, participation in youth sports and other activities in Fitchburg's park system is extremely high – exceeding 90 percent.
- Fitchburg residents would like to see more multi-use linking trails in their community.
- In general, respondents expressed a relatively high level of satisfaction with the current set of facilities, programs, and amenities offered through the city parks.

The full City of Fitchburg Comprehensive Plan Survey Report and Comments are available at City Hall and on the City's website at <[www.city.fitchburg.wi.us/planning\\_zoning/comprehensive.php](http://www.city.fitchburg.wi.us/planning_zoning/comprehensive.php)>.